

106.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,273,900 / 1,273,900

APPRAISED: 1,273,900 / 1,273,900

USE VALUE: 1,273,900 / 1,273,900

ASSESSED: 1,273,900 / 1,273,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	KLOSINSKI YVONNE ANN
Owner 2:	
Owner 3:	

Street 1: 10 OLDHAM RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1:	CIMASZEWSKI STEVEN A & YVONNE -
Owner 2:	-

Street 1: 10 OLDHAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,953 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9953		Sq. Ft.	Site		0	70.	0.72	4									503,011						503,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9953.000		770,900				503,000		1,273,900						67983	
Total Card							0.228		770,900				503,000		1,273,900		Entered Lot Size				GIS Ref	
Total Parcel							0.228		770,900				503,000		1,273,900		Total Land:				GIS Ref	
Source: Market Adj Cost									Total Value per SQ unit /Card:		475.34		/Parcel: 475.3				Land Unit Type:				Insp Date	

!8377!

USER DEFINED

Prior Id # 1:	67983
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:57:12
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 106.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	770,900	0	9,953.	503,000	1,273,900	1,273,900	Year End Roll	12/18/2019
2019	101	FV	592,100	0	9,953.	503,000	1,095,100	1,095,100	Year End Roll	1/3/2019
2018	101	FV	600,800	0	9,953.	431,200	1,032,000	1,032,000	Year End Roll	12/20/2017
2017	101	FV	600,800	0	9,953.	402,400	1,003,200	1,003,200	Year End Roll	1/3/2017
2016	101	FV	600,800	0	9,953.	344,900	945,700	945,700	Year End	1/4/2016
2015	101	FV	588,000	0	9,953.	309,000	897,000	897,000	Year End Roll	12/11/2014
2014	101	FV	588,000	0	9,953.	286,000	874,000	874,000	Year End Roll	12/16/2013
2013	101	FV	588,000	0	9,953.	272,700	860,700	860,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMASZEWSKI STE	1518-124		11/14/2017	Estate/Div		1	No	No	
27 29 HARVARD S	1409-69		12/19/2011		955,000	No	No		
ACONE LINDA,	1397-2		3/2/2011	Mult Lots	674,239	No	No	A	
	1055-80		3/1/1989			100	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2011	474	New Buil	188,000					
4/29/2011	360	Foundati	10,000					
3/17/2011	160	Demoliti	12,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	TTL REFUSAL	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
3/14/2012	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good			A Bath:	Rating:								
Sty Ht: 2	- 2 Story			3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1	- Concrete			1/2 Bath: 1	Rating: Very Good												
Frame: 1	- Wood			A HBth:	Rating:												
Prime Wall: 2	- Clapboard			OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Very Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: B+ - Good (+)								Lvl 2									
Year Blt: 2011	Eff Yr Blt:							Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdict: G13		Fact: .						Totals	RMS: 8	BRs: 4	Baths: 2	HB: 1					
Const Mod:				CONDOS INFORMATION				REMODELING									
Lump Sum Adj:				Location:				Exterior:									
INTERIOR INFORMATION				Total Units:				Interior:									
Avg Ht/FL: STD				Floor:				Additions:									
Prim Int Wall: 2	- Plaster			% Own:				Kitchen:									
Sec Int Wall:		%		Name:				Baths:									
Partition: T	- Typical			DEPRECIATION				Plumbing:									
Prim Floors: 3	- Hardwood			Phys Cond: VG - Very Good	0.7 %			Electric:									
Sec Floors:		%		Functional:				Heating:									
Bsmnt Flr: 12	- Concrete			Economic:				Totals	1	8	4						
Subfloor:				Special:				General:									
Bsmnt Gar: 2				Override:													
Electric: 3	- Typical			CALC SUMMARY													
Insulation: 2	- Typical			Basic \$ / SQ: 125.00													
Int vs Ext: S				Size Adj.: 1.04179096													
Heat Fuel: 2	- Gas			Const Adj.: 1.00989902													
Heat Type: 1	- Forced H/Air			Adj \$ / SQ: 131.513													
# Heat Sys: 1				Other Features: 121940													
% Heated: 100		% AC: 100		Grade Factor: 1.46													
Solar HW: NO		Central Vac: NO		NBHD Inf: 1.00000000													
% Com Wall:		% Sprinkled:		NBHD Mod:													
				WtAv\$/SQ: 1.00													
				Adj Total: 776383													
				Depreciation: 5435													
				Depreciated Total: 770948													
MOBILE HOME				Make:		Model:		Rate	Parcel ID	Typ	Date	Sale Price					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value	
2	Frame Shed	D	Y		19X12	A	GD	2018	0.00	T	1	101					
More: N	Total Yard Items:					Total Special Features:								Total:			
PARCEL ID 106.0-0003-0005.0																	
IMAGE																	
AssessPro Patriot Properties, Inc																	